

463± ACRES
CALHOUN COUNTY, MS
\$969,985



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

THE CALHOUN 463

PROPERTY PROFILE

LOCATION:

- Calhoun City, MS
- Calhoun County
- 42± Miles SE of Oxford

COORDINATES:

- 33.8236, -89.3385

PROPERTY USE:

- Residential
- Recreational
- Timberland
- Hunting
- Investment

TAX INFORMATION:

2023 - \$1,507.51

- Parcel 1#: 110800-001-00-34
- Parcel 2#: 110700-004-00-35
- Parcel 3#: 110800-003-00-34

PROPERTY INFORMATION:

- 463± Acres
- Timber Make-up Includes Planted Pine and Bottomland Hardwood
- 15± Acre Water-Controlled Duck Hole
- Nice Creek along Southern Boundary that Feeds into Yalobusha River
- Road Frontage Along Highway 8 with Gated Entrance
- Extensive Interior Road System in Place
- Wildlife Plots with 2 Antler Shed Box Stands
- Great Deer and Turkey Hunting
- Electricity Provided by Natchez Trace EPA
- Water Provided by Crossroads Water Association



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MICHAEL OSWALT, ALC

PRINCIPAL BROKER

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michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE CALHOUN 463

WELCOME TO THE CALHOUN 463 LOCATED JUST A FEW MILES SOUTHWEST OF CALHOUN CITY, MS. If you have been looking for a timberland tract, we need to take a ride. This 463± acre recreational timberland tract is loaded with options – timber investment, deer hunting, turkey hunting, and even duck hunting. The timber make-up includes approximately 65 acres of planted pine with the remainder being predominately bottomland hardwood. You don't see many tracts with this much hardwood timber anymore. As you ride, you will find wildlife plots scattered around with two Antler Shed box stands in place. There were deer and turkey tracks noted on the initial inspection (take a look at the kill pictures). Believe it or not, there is a nice 15± acre water-controlled duck hole along the eastern boundary of the property. It's tough to find a place with ducks and turkeys without purchasing 1,000+ acres. There is a creek along the southern boundary that feeds into the Yalobusha River just west of the property. This property also enjoys 1,700 frontage feet along the east side of Highway 8 with a nice, gated entrance, graveled parking area, and extensive interior road system. The local utilities are provided by Crossroads Water Association and Natchez Tract EPA. If you plan to build a cabin or home, the structure will need to be elevated due to the property being in the flood zone. The location is convenient being just 38± miles southeast of Oxford, MS and 38± miles northwest of Starkville, MS.

If you have been searching for a beautiful timberland tract with tons of recreational potential, give Michael Oswalt a call for your private tour of the Calhoun 463 today!



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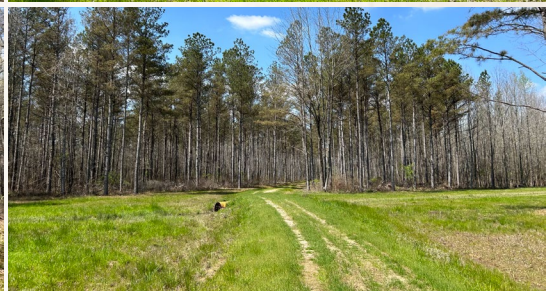
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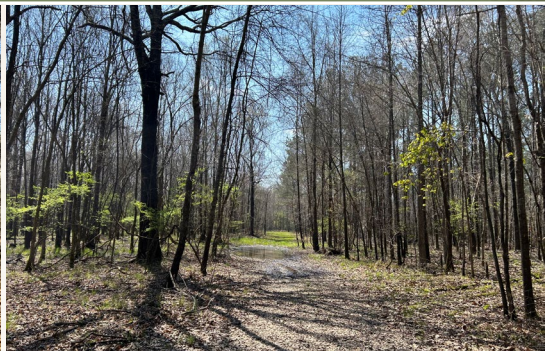
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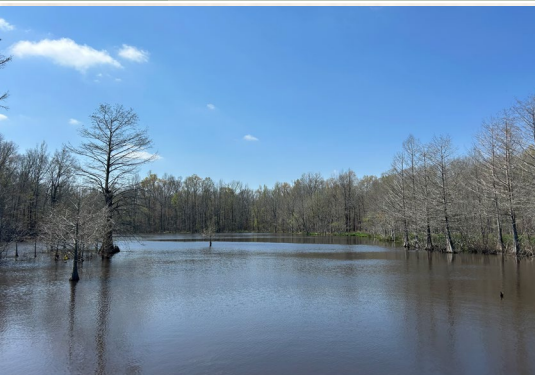
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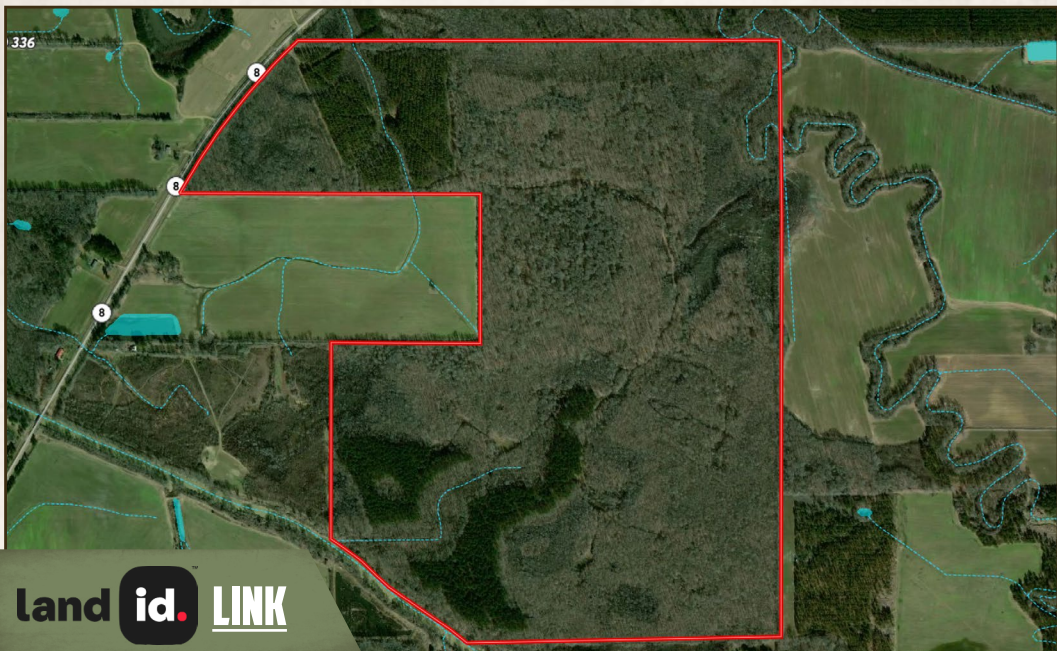
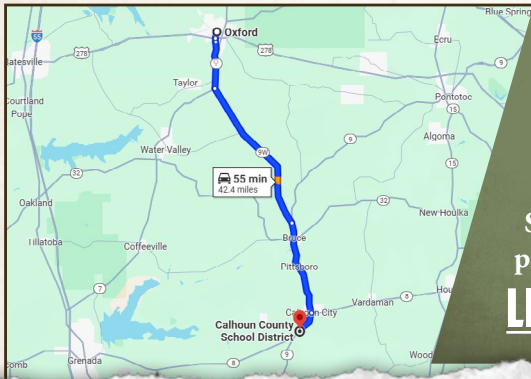
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463 ± ACRES**CALHOUN COUNTY, MISSISSIPPI****land id. LINK**

Directions from the Intersection of MS-7 S and US-278 E in Oxford, MS: Travel south on MS-7 S for 6.1 miles. At the traffic circle, take the 2nd exit onto MS-9W N and travel for 20.2 miles. Merge onto MS-9- S and continue for 12.0 miles. At the traffic circle, take the 4th exit onto MS 8/MS-9 S/Main Street and travel for 2.8 miles. The property is located on the left.

LINK TO GOOGLE MAP DIRECTIONS**SMALLTOWN**
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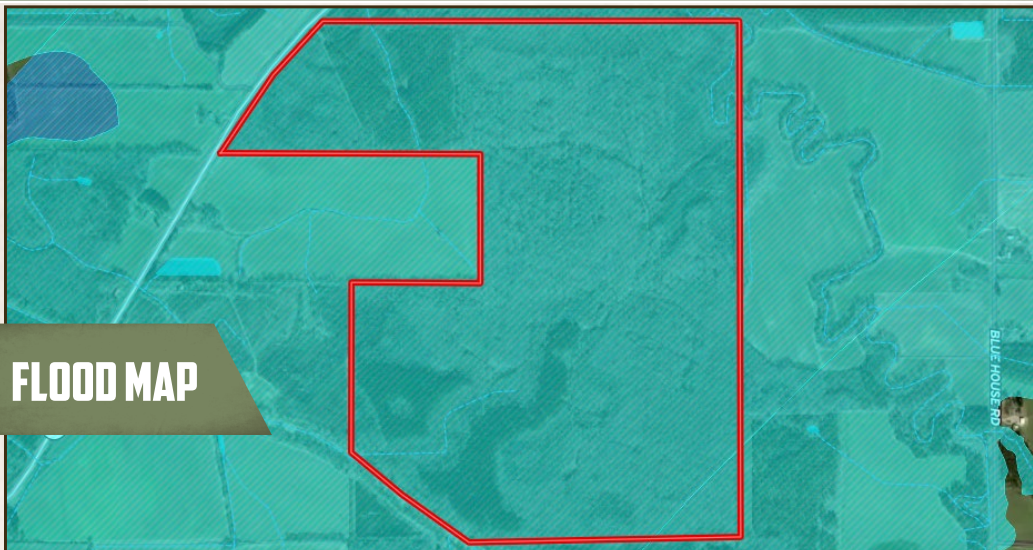
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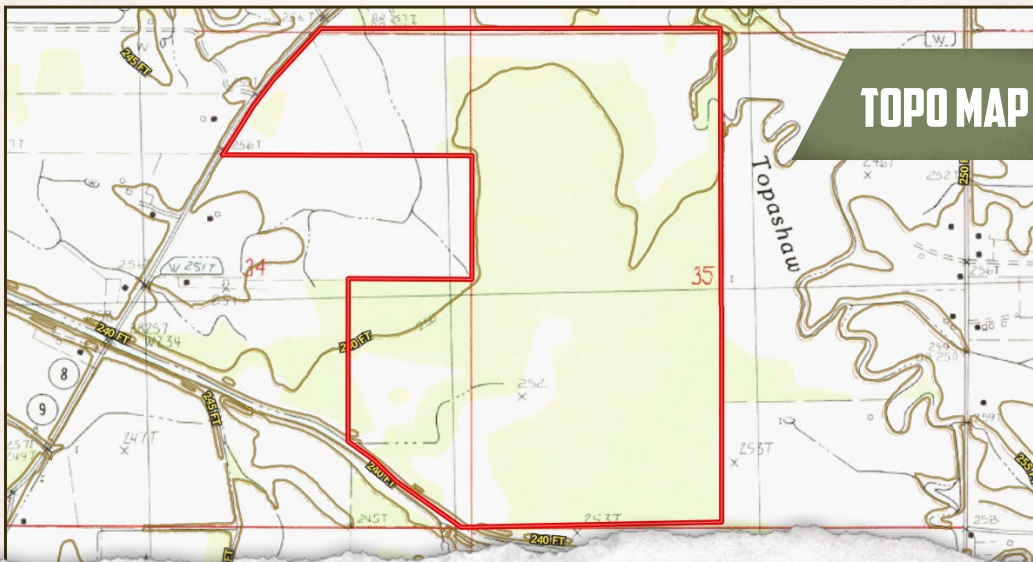
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FLOOD MAP



TOPO MAP



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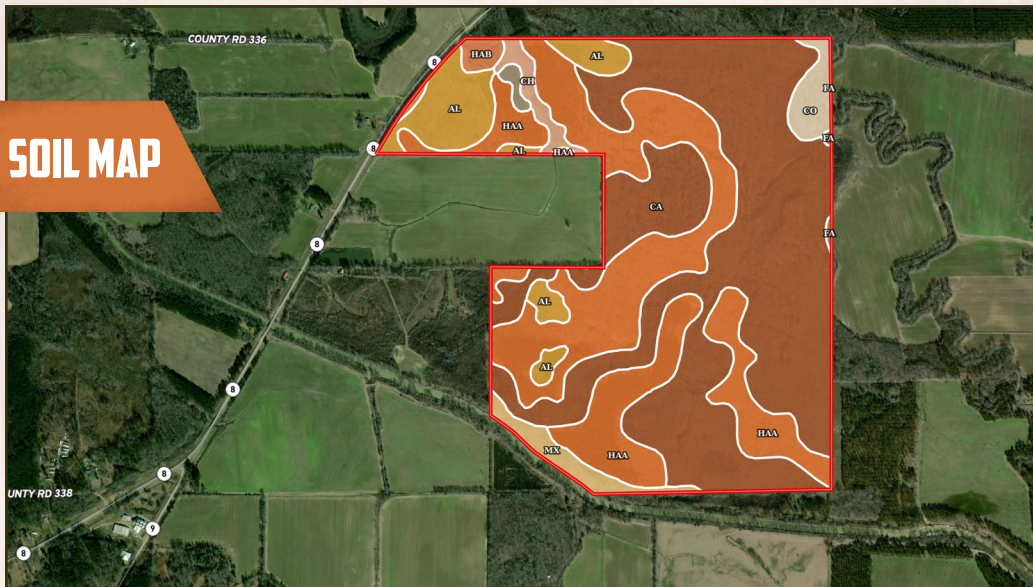
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SOIL MAP



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|---|-----------|-------|-----|-------|------|
| Ca | Chastain silt loam (una) | 241.19 | 52.13 | 0 | 57 | 3w |
| HaA | Hatchie silt loam, 0 to 2 percent slopes | 150.77 | 32.59 | 0 | 53 | 2w |
| Al | Almo silt loam (henry) | 34.99 | 7.56 | 0 | 63 | 3w |
| Mx | Mixed alluvial land | 10.94 | 2.36 | 0 | - | 3e |
| Co | Collins silt loam (oaklimeter) | 9.69 | 2.09 | 0 | 79 | 2w |
| Ch | Chastain silty clay loam (una) | 7.14 | 1.54 | 0 | 57 | 3w |
| HaB | Hatchie silt loam, 2 to 5 percent slopes (bude) | 4.83 | 1.04 | 0 | 63 | 3e |
| HaB2 | Hatchie silt loam, 2 to 5 percent slopes, eroded (bude) | 2.16 | 0.47 | 0 | 54 | 3e |
| Fa | Falaya silt loam (oaklimeter) | 0.96 | 0.21 | 0 | 79 | 2w |
| TOTALS | | 462.67(*) | 100% | - | 55.36 | 2.65 |



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